



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/21/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 GRIMBALL FARM LANE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 1727 GRIMBALL FARM LANE
Location: JAMES ISLAND
TMS#: 3340000027
Acres: 1.9
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: RR-1

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000044
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: JTR TRUST
Applicant: FLORENCE ANDERSON
Contact: FLORENCE
ANDERSON

843-709-8360
floraphoto71@gmail.com

Misc notes: Preliminary subdivision plat to create two lots.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 PINE LOG LANE CLUSTER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: PINE LOG LANE
Location: JOHNS ISLAND
TMS#: 3120000009 & 008
Acres: 29.93
Lots (for subdiv): 73
Units (multi-fam./Concept Plans): 73
Zoning: SR-1 & RR-1 (CLUSTER)

☐ new BP approval tracking

City Project ID #: 170731-BrownswoodRd-2
City Project ID Name: TRC_RC:PineLogLaneCluster[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: LENNAR COMMUNITIES OF CAROLINAS, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Road construction plans for a 73 lot cluster development and associated improvements.

RESULTS: Revise and resubmit to TRC.

3 PARKLINE AVENUE EXTENSION (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: PARKLINE AVENUE
Location: DANIEL ISLAND
TMS#: 2750000092
Acres: 22.05
Lots (for subdiv): 3
Units (multi-fam./Concept Plans):
Zoning: DI-BP

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000045
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a 3 lot subdivision and associated right -of-way.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#4 PARKLINE AVENUE EXTENSION (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: PARKLINE AVENUE

Location: DANIEL ISLAND

TMS#: 2750000092

Acres: 22.05

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: DI-BP

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000045

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Misc notes: Road construction plans for a 3 lot subdivision and associated right -of-way.**RESULTS:** Revise and resubmit to TRC.

#5 HOLY CROSS LAYDOWN YARD**SITE PLAN**

Project Classification: SITE PLAN

Address: 604 FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4540000002

Acres: 18.66

Lots (for subdiv):

Units (multi-fam./Concept Plans): -

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000034

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: BISHOP OF CHARLESTON

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for maintenance shed and laydown yard at the cemetery.**RESULTS:** Revise and resubmit to TRC; Construction activity application, SCDHEC NOI, CAA Fee, SDSM Checklist, CZC, stormwater technical report required.

#6 519 SAVANNAH HIGHWAY**SITE PLAN**

Project Classification: SITE PLAN

Address: 519 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 4210600142

Acres: 0.26

Lots (for subdiv):

Units (multi-fam./Concept Plans): -

Zoning: SR-2 (S)

☐ new BP approval tracking

City Project ID #: 170517-519SavannahHwy-1

City Project ID Name: TRC_SP:519SavannahHwyOffice

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: 519 SAVANNAH HIGHWAY, LLC

Applicant: CLINE ENGINEERING, INC.

843-577-8010

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for a new office building and associated improvements.**RESULTS:** Revise and resubmit to TRC; Unit numbering plan required.

#7 OAKFIELD, PHASE 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 27800000127

Acres: 37.560

Lots (for subdiv): 93

Units (multi-fam./Concept Plans): 93

Zoning: PUD (SHADE TREE)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000046

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION

Applicant: HLA, INC.

843-763-1166

Contact: RICHARD LACEY

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat for Phase 2 of the Oakfield (Shade Tree) subdivision.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#8 OAKFIELD, PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 27800000127

Acres: 37.560

Lots (for subdiv): 93

Units (multi-fam./Concept Plans): 93

Zoning: PUD (SHADE TREE)

Misc notes: Road construction plans for Phase 2 of the Oakfield (Shade Tree) subdivision.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000046

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION

Applicant: HLA, INC.

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

RESULTS: Revise and resubmit to TRC.

#9 THE SAINT HOTEL**SITE PLAN**

Project Classification: SITE PLAN

Address: 194 EAST BAY STREET

Location: PENINSULA

TMS#: 4580902031

Acres: 0.14

Lots (for subdiv):

Units (multi-fam./Concept Plans): -

Zoning: GB-A

Misc notes: Construction plans for a new hotel and associated improvements..

☐ new BP approval tracking

City Project ID #: 150923-194EBaySt-1

City Project ID Name: TRC_SP:194EastBayHotel

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z, BAR

Owner: SEASIDE HOSPITALITY CORPORATION

Applicant: EARTHSOURCE ENGINEERING

Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

RESULTS: Revise and resubmit to TRC; Construction activity application, SCDHEC NOI,/d-0451, CAA Fee, SDSM Checklist, stormwater technical report required.

#10 BISHOP GADSDEN POCKET NEIGHBORHOOD**SITE PLAN**

Project Classification: SITE PLAN

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000088, 073, 455

Acres: 22.14

Lots (for subdiv):

Units (multi-fam./Concept Plans): 8

Zoning: DR-4

Misc notes: Construction plans for a pocket neighborhood

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000035

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: BISHOP GADSDEN

Applicant: HUSSEY GAY BELL

Contact: JASON GEORGIADES

843-849-7500

jgeorgiades@husseygaybell.com

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, SCDHEC NOI, CAA Fee, SDSM Checklist, stormwater technical report required.

#11 MIDDLEBOROUGH VILLAS**SITE PLAN**

Project Classification: SITE PLAN

Address: 100 DEERFIELD DRIVE

Location: WEST ASHLEY

TMS#: 3580000133

Acres: 1.98

Lots (for subdiv):

Units (multi-fam./Concept Plans): 30

Zoning: DR-1

Misc notes: Request a one-year extension of a previous approval dated 1/26/2007 as per plans.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000036

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: SHADOWMOSS INC.

Applicant: MIDDLEBOROUGH CONDOMINIUMS, LLC

Contact: DONNY SCHAEFFER

843-200-9801

donny@newleafsc.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.